

1ST READING 3-8-05  
2ND READING 5-15-05  
INDEX NO. \_\_\_\_\_

2005-022  
Ken DeFoor

ORDINANCE NO. 11676

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO AMEND CONDITIONS 1, 3, 4, 5, AND 8 IMPOSED IN ORDINANCE NO. 11337, PER THE LIST AND SITE PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, ON A TRACT OF LAND LOCATED AT 1606 GUNBARREL ROAD, BEING MORE PARTICULARLY DESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

---

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to amend Conditions 1, 3, 4, 5, and 8 imposed by Ordinance No. 11337, per the list and site plan attached hereto and made a part hereof by reference, on the following tract of land:

Part of Lot 5, Final Plat of Corporate Image at Gunbarrel Lots 1 thru 5, Plat Book 72, Page 197, being part of the property described in Deed Book 6445, Page 425, ROHC. Tax Map 158E-D-015.06.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following:

1. Approval for Conditions 1, 3, 4, 5, and 8 as worded on the list attached hereto and made a part hereof by reference; and
2. All existing easements being retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two  
(2) weeks from and after its passage.

PASSED on Second and Final Reading

March 15, 2005.

W. Jacobson  
CHAIRPERSON

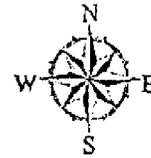
APPROVED: x DISAPPROVED: \_\_\_\_\_

DATE: 3/17, 2005

Bauer  
MAYOR

Reviewed By: Rueland

AKS/add



1 in. = 130.0 feet

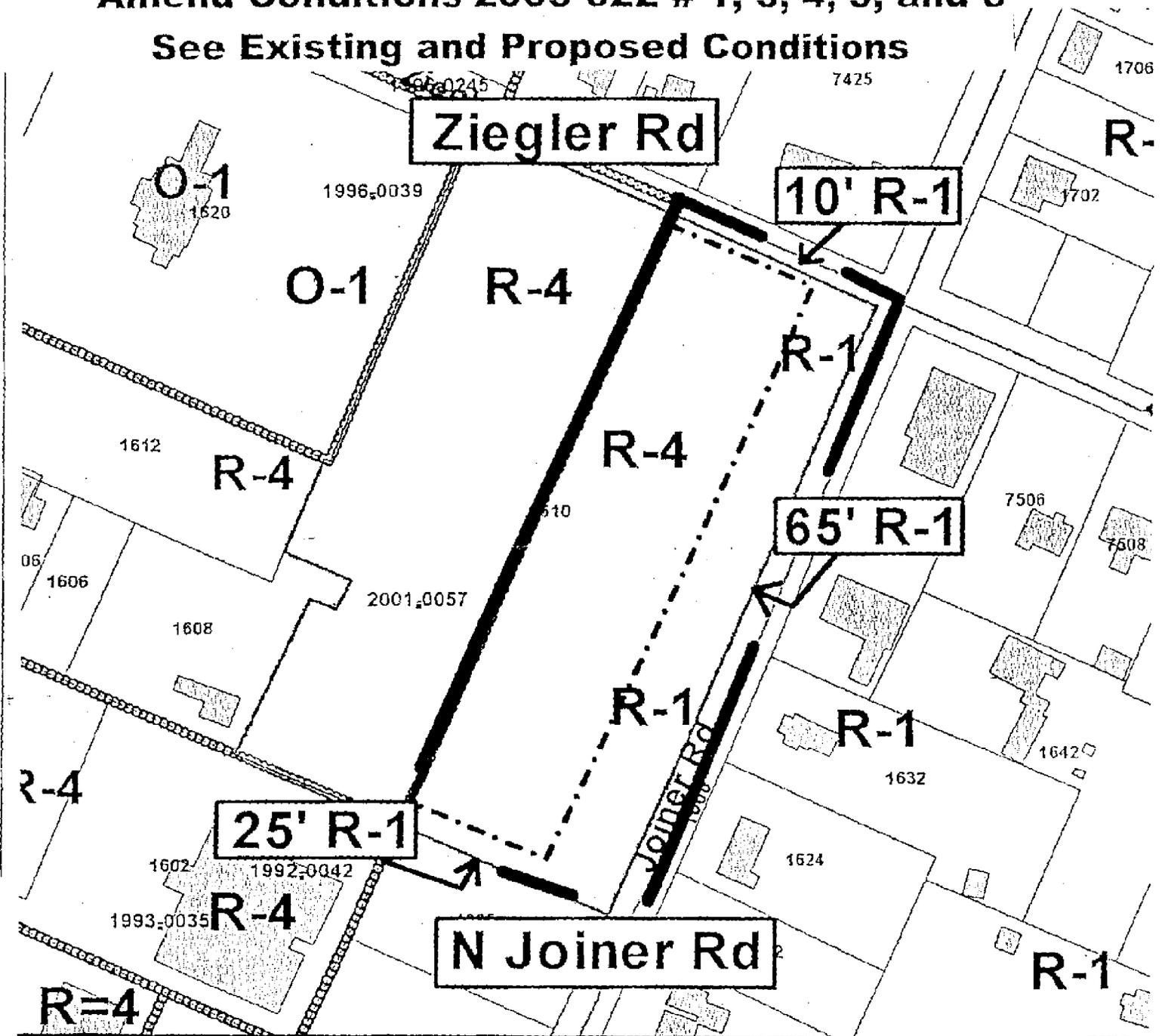
Chattanooga

Case No: 2005-022

PC Meeting Date: 02/14/2005

Amend Conditions Ordinance 11337

### Amend Conditions 2005-022 # 1, 3, 4, 5, and 8 See Existing and Proposed Conditions



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-022: : Approve, subject to:  
 ) Approval of the City Traffic Engineer and the City Landscape Coordinator regarding condition number 1; and



2005-022

(EXISTING)

ZONING CONDITIONS PLACED ON SUBJECT PROPERTY

CITY OF CHATTANOOGA ZONING ORDINANCE NO. 11337. PROPERTY LOCATED IN THE 1600 BLOCK OF NORTH JOINER ROAD. FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE AND R-1 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS AS FOLLOWS.

WIDENING OF SOUTH SIDE OF ZIEGLER ROAD BY DEVELOPER, FROM A POINT 100' WEST OF NORTH JOINER ROAD TO AND INCLUDING THE TURNING RADIUS ON TO NORTH JOINER ROAD WITH APPROVAL OF THE CITY ENGINEER AND CITY TRAFFIC ENGINEER BEFORE ACCESS TO SITE FROM ZIEGLER ROAD WILL BE PERMITTED.

THE PROPERTY 65' WEST OF AND PARALLEL TO NORTH JOINER ROAD AND 10' SOUTH OF AND PARALLEL TO ZIEGLER ROAD TO REMAIN R-1 WITH CONDITIONS. TWENTY FEET (20') WEST OF AND PARALLEL TO NORTH JOINER ROAD AN AREA OF LAND TO BE PLANTED ACCORDING TO THE INTENT OF TYPE "C" SCREENING OF THE CHATTANOOGA LANDSCAPE ORDINANCE WITH EXISTING TREES AND SHRUBBERY WITH SUPPLEMENTAL PLANTING OF TREES ON REVIEW AND APPROVAL OF THE LANDSCAPE REVIEW DEPARTMENT.

THE PROPERTY 25' NORTH OF AND PARALLEL TO THE SOUTHERN PROPERTY LINE EXTENDING 200' WESTWARD FROM NORTH JOINER ROAD TO REMAIN R-1 WITH CONDITIONS.

BEGINNING TWENTY FEET (20') WEST OF AND PARALLEL TO THE RIGHT-OF-WAY OF NORTH JOINER ROAD A GRASS COVERED EARTHEN BERM BEING 6' IN HEIGHT WITH 2:1 SLOPE WITH A MINIMUM OF 3' IN WIDTH ALONG TOP OF BERM TO RUN THE LENGTH OF NORTH JOINER ROAD AND EXTENDING WESTWARD TO A DEPTH OF 200' ALONG ZIEGLER ROAD AND THE SOUTHERN PROPERTY LINE FROM NORTH JOINER ROAD, WITH HOLLY'S (6' IN HEIGHT) PLANTED ON 7' CENTERS ALONG THE TOP OF BERM. THE 6' HEIGHT TO BEGIN (24') FROM WHERE THE 2:1 SLOPE BASE OF THE BERM SLOPE MEETS THE SOUTHERN PROPERTY LINE AND ZIEGLER ROAD WEST TO JOINER ROAD. BERM TO BE INSTALLED WITH CONSTRUCTION OF THE FIRST BUILDING.

DRAINAGE TO BE DIRECTED TOWARD GUNBARREL ROAD FOR ALL PAVED AND BUILDING AREAS.

MAXIMUM 1-STORY BUILDINGS IN HEIGHT.

NO DUMPSTERS LOCATED WITHIN 200' OF NORTH JOINER ROAD.

LIGHTING TO BE DIRECTED AWAY FROM ALL ADJACENT RESIDENTIAL AREAS, WITH POLES BEING A MAXIMUM OF 35' IN HEIGHT.

NO CURB CUTS ON NORTH JOINER ROAD.

OFFICE USE ONLY.

SEE ATTACHED DETAILED SITE PLAN WITH DIMENSIONS, AND CROSS SECTION OF PLANTED BERM.

ALL EXISTING EASEMENTS ARE RETAINED.

2005-022

(PROPOSED)

ZONING CONDITIONS PLACED ON SUBJECT PROPERTY

CITY OF CHATTANOOGA ZONING ORDINANCE NO. 11337. PROPERTY LOCATED IN THE 1600 BLOCK OF NORTH JOINER ROAD. FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE AND R-1 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS AS FOLLOWS.

- \* 1. ACCESS TO SITE FROM ZIEGLER ROAD WILL NOT OCCUR WITHIN ONE HUNDRED SEVENTY FEET (170') OF THE WESTERN RIGHT-OF-WAY OF NORTH JOINER ROAD.
2. THE PROPERTY 65' WEST OF AND PARALLEL TO NORTH JOINER ROAD AND 10' SOUTH OF AND PARALLEL TO ZIEGLER ROAD TO REMAIN R-1 WITH CONDITIONS.
- \* 3. FOURTY FIVE FEET (45') WEST OF AND PARALLEL TO NORTH JOINER ROAD AN AREA OF LAND IS TO BE PLANTED ACCORDING TO THE ATTACHED SITE PLAN (WITH THE INTENT TO MEET OR EXCEED TYPE "B" SCREENING).
- \* 4. THE PROPERTY 25' NORTH OF AND PARALLEL TO THE SOUTHERN PROPERTY LINE EXTENDING 200' WESTWARD FROM NORTH JOINER ROAD TO REMAIN R-1 WITH CONDITIONS. MINIMUM (2") CALIPER EVERGREEN TREES TO BE PLANTED IN SAID AREA ON (12') CENTERS.
- \* 5. BEGINNING ADJACENT TO AND ALONG THE RIGHT-OF-WAY OF NORTH JOINER ROAD, A LANDSCAPED EARTHEN BERM BEING A MINIMUM OF 5' IN HEIGHT WITH MAXIMUM 2:1 SLOPES AND A MINIMUM OF 3' IN WIDTH ALONG THE TOP OF BERM IS TO BE CONSTRUCTED. HOLLY'S (4' IN HEIGHT) TO BE PLANTED ON (7') CENTERS ALONG THE TOP OF BERM AND MINIMUM (2") CALIPER EVERGREEN TREES TO BE PLANTED APPROXIMATELY (15') FROM THE RIGHT-OF-WAY OF NORTH JOINER ROAD ON (12') CENTERS.
6. DRAINAGE TO BE DIRECTED TOWARD GUNBARREL ROAD FOR ALL PAVED AND BUILDING AREAS.
7. MAXIMUM 1-STORY BUILDINGS IN HEIGHT.
- \* 8. NO DUMPSTERS LOCATED WITHIN ONE HUNDRED EIGHTY FEET (180') OF NORTH JOINER ROAD.
9. LIGHTING TO BE DIRECTED AWAY FROM ALL ADJACENT RESIDENTIAL AREAS, WITH POLES BEING A MAXIMUM OF 35' IN HEIGHT.
10. NO CURB CUTS ON NORTH JOINER ROAD.
11. OFFICE USE ONLY.
12. SEE ATTACHED DETAILED SITE PLAN WITH DIMENSIONS, AND CROSS SECTION OF PLANTED BERM.
13. ALL EXISTING EASEMENTS ARE RETAINED.